



Hooton Lane, Laughton Sheffield S25 1YG

welcome to

Hooton Lane, Laughton Sheffield

LOOKING FOR A CHARACTER PROPERTY? STONE BUILT THREE BEDROOM COTTAGE in the sought after semi rural village of Laughton En Le Morthen offered for sale with NO UPWARD CHAIN! ***PRICE - £220,000***



Lounge

14' x 14' 10" (4.27m x 4.52m)

Wood flooring, front and side double glazed window and two central heating radiators.

manual up and over door.

Kitchen Diner

21' 3" x 15' (6.48m x 4.57m)

Fantastic cottage style farmhouse kitchen with fitted shaker units incorporating belfast sink, space for cooker and space for fridge freezer. Stone flooring, multi fuel fire, front and rear double glazed window, side double glazed stable door, fitted composite door and two central heating radiators.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring and rear double glazed window.

Bedroom One

9' 8" x 11' 10" (2.95m x 3.61m)

Wood flooring, front double glazed window and central heating radiator.

En Suite

Comprises of mains shower in cubicle and wardrobe space.

Bedroom Two

8' x 14' 6" (2.44m x 4.42m)

Wood flooring, front double glazed window and central heating radiator

Bedroom Three

5' 9" x 10' 4" (1.75m x 3.15m)

Carpet flooring, rear double glazed window and central heating radiator.

Bathroom

Comprises of roll top bath, low flush WC, hand wash basin and heated towel rail. Stone flooring, side double glazed window

Outside Space

To the rear of the property is a patio seating area and storage cupboard. There is also a garage with



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- THREE BEDROOM COTTAGE
- CHARACTER PROPERTY
- GARAGE
- SOUGHT AFTER SEMI RURAL VILLAGE
- NO UPWARD CHAIN

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DGT107712 - 0003

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